

MELODIE A. WHITSON (WA SBN 42100) Honorable Thomas T. Glover  
JESSE A. P. BAKER (WA SBN 36077) CHAPTER: 7  
SHANNON L. KINGSTON (WA SBN 38626) HEARING DATE: June 23, 2010  
PITE DUNCAN, LLP HEARING TIME: 9:30am  
14510 NE 20th Street, #203 RESPONSE DATE: June 16, 2010  
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IN THE UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON - SEATTLE

In re

JOSEPH THOMAS SELLARS AND KRISTI  
KAY SELLARS,

Debtor(s).

No. 10-14955-TTG

ORDER GRANTING RELIEF FROM  
AUTOMATIC STAY

This matter, having come before the court on the Motion for Relief From Automatic Stay filed by Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WaMu Series 2007-OA4 Trust ("Movant"), and the court having reviewed all documents filed in support of and in opposition to said motion, and having heard any argument of counsel, and having reviewed the records and files herein, and otherwise being fully advised in the premises, now, therefore,

IT IS HEREBY ORDERED:

1. That the automatic stay of 11 United States Code section 362 is terminated as it applies to the enforcement by Movant of all of its rights in the Real Property commonly known as 2525 Center Rd, Everett, Washington 98204, and legally described as:

SEE LEGAL DESCRIPTION ATTACHED  
HERETO AS EXHIBIT A AND MADE A PART  
HEREOF,

under the Note and Deed of Trust;

2. That Movant is granted leave to foreclose on the Real Property and to enforce the security interest under the Note and Deed of Trust, including any action necessary to obtain

1  
2 possession of the Property;

3 3. That the 14-day stay of Federal Rule of Bankruptcy Procedure 4001(a)(3) is  
4 waived;

5 4. Post-petition attorneys' fees and costs for the within motion may be added to  
6 the outstanding balance of the subject Note as allowed under applicable non-bankruptcy law;

7 5. Upon foreclosure, in the event Debtors fail to vacate the property, Movant  
8 may proceed in State Court for forcible detainer pursuant to applicable state law;

9 6. Movant may offer and provide Debtors with information re: a potential  
10 Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss  
11 Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not  
12 enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is  
13 discharged in this bankruptcy case; and

14 7. This Order shall be binding and effective despite any conversion of this  
15 bankruptcy case to a case under any other chapter of Title 11 of the United States Code.

16 Dated: \_\_\_\_\_



17 Thomas T. Glover  
18 United States Bankruptcy Judge  
(Dated as of "Entered on Docket" date above)

19 Presented By:

20 PITE DUNCAN, LLP

21  
22 /s/ Jesse A. P. Baker \_\_\_\_\_

23 Jesse A. P. Baker WSBA# 36077  
24 Attorneys for Bank of America, National Association  
25 as successor by merger to LaSalle Bank NA as  
26 trustee for Washington Mutual Mortgage Pass-  
27 Through Certificates WaMu Series 2007-OA4 Trust  
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